

Planning Statement

The gable build up and rear dormer comply under class B and C of the GPDO. It complies with the following statements:

- a) any part of the dwellinghouse does not, as a result of the works, exceed the height of the highest part of the existing roof;
- b) any part of the dwellinghouse does not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway as a result of the works.
- c) the cubic content of the resulting roof space does not exceed the cubic content of the original roof space by more than 50 cubic metres as it is a semi-detached property
- d) It does not consist of or include—
 - (i) the construction or provision of a veranda, balcony or raised platform, or
 - (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or
- (e) the dwellinghouse is not on article 1(5) land.

B.2 Development is permitted by Class B subject to the following conditions—

- (a) the materials used in any exterior work are of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, is not less than 20 centimetres from the eaves of the original roof; and
- (c) There are no windows in the side elevation of the wall or roof space.